



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. October 16, 2001



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:

CASE NO. A-01-024RH	Jack A. Smith Jr. 17031 Irongate Rail
CASE NO. A-01-160	Julian Alvarez 4763 Lark Avenue
CASE NO. A-01-161	Feliz M. Gonzales 102 Gage Drive
CASE NO. A-01-162	Arthur R. Seguin 2930 Steves Avenue
CASE NO. A-01-163	Richard Ehninger 1202 Chihuahua Street
CASE NO. A-01-164	Mike McGlone 925 S. St. Mary's Street
CASE NO. A-01-165	Jacob T. Kitchen 1825 N. New Braunfels
CASE NO. A-01-167	Gordan V. Hartman 16900 U.S. 281 N

- V. Presentation of new evidence and a request to re-open Case No. A-01-153 for the property located at 16410 Ledge Park.
- VI. Consider to approve the Minutes of October 1, 2001 and October 16, 2000.
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/bldginsp/BOA.htm

BOARD OF ADJUSTMENT

CASE NO. A-01-024

March 12, 2001

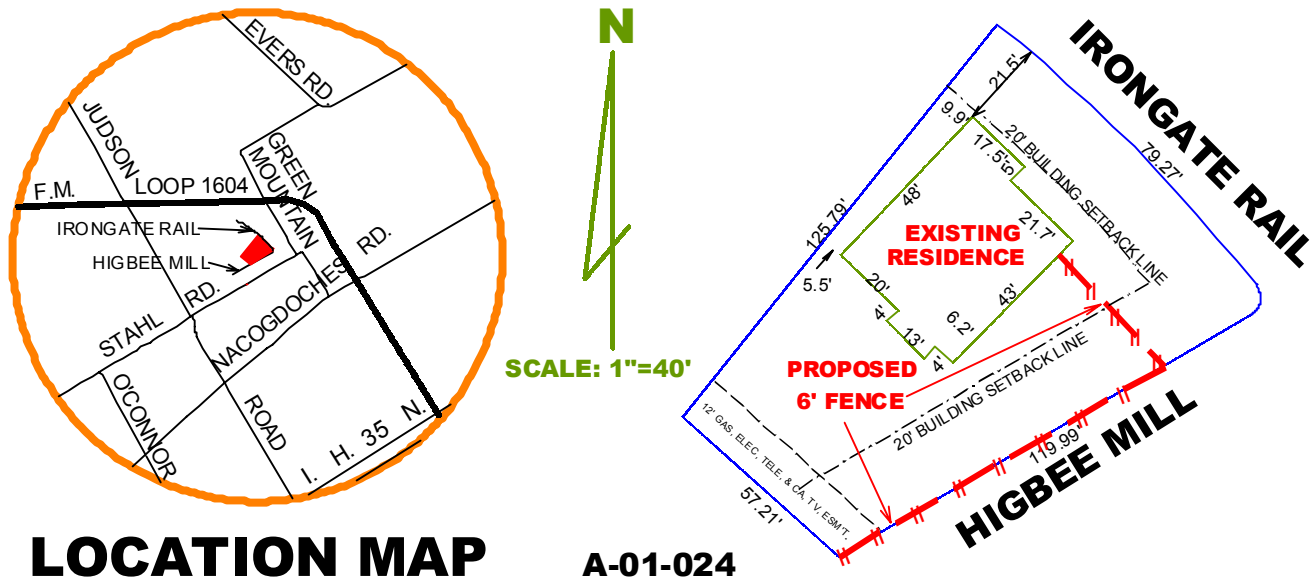
The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:30 P.M., and a Public Hearing at 2:00 P.M., on Monday, March 12, 2001.

Gracie Campos
Lot 34, Block 19, New City Block 17790
17031 Irongate Rail
Zoned: "R-1" Single Family Residential District

The applicant is requesting a variance to erect a 6' fence on the front property line within the reverse front yard setback.

The Building Inspections Department could not issue this permit because Section 35-33618(a) of the Unified Development Code limits the height of fences within the front yard setback to 4'.

The applicant's plan shows a proposed 6' fence on the property line within the front yard setback.



BOARD OF ADJUSTMENT

October 15, 2001

CASE NO. A-01-160

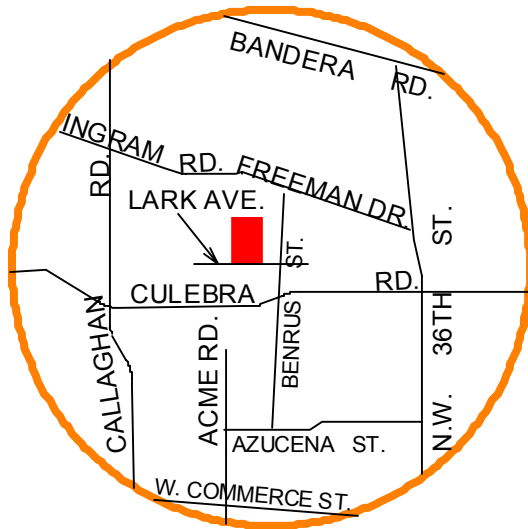
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, October 15, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Julian Alvarez
Lot 16, Block 2, NCB 11438
4763 Lark Avenue
Zoned: "A" Single Family Resident District

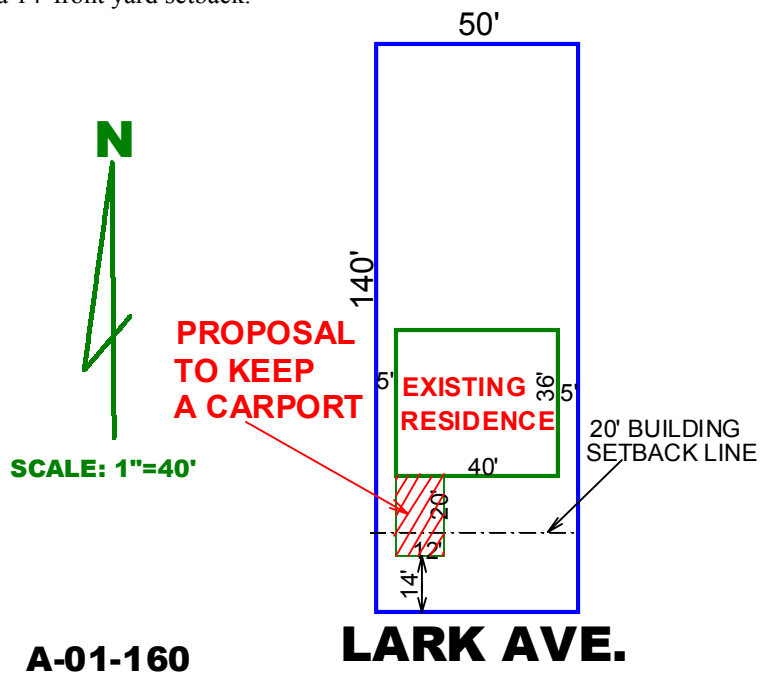
The applicant requests a variance to keep a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3611(a) of the Unified Development Code requires a 20' front yard setback.

The applicant's plan shows the constructed carport with a 14' front yard setback.



LOCATION MAP



BOARD OF ADJUSTMENT

CASE NO. A-00-161

November 20, 2000

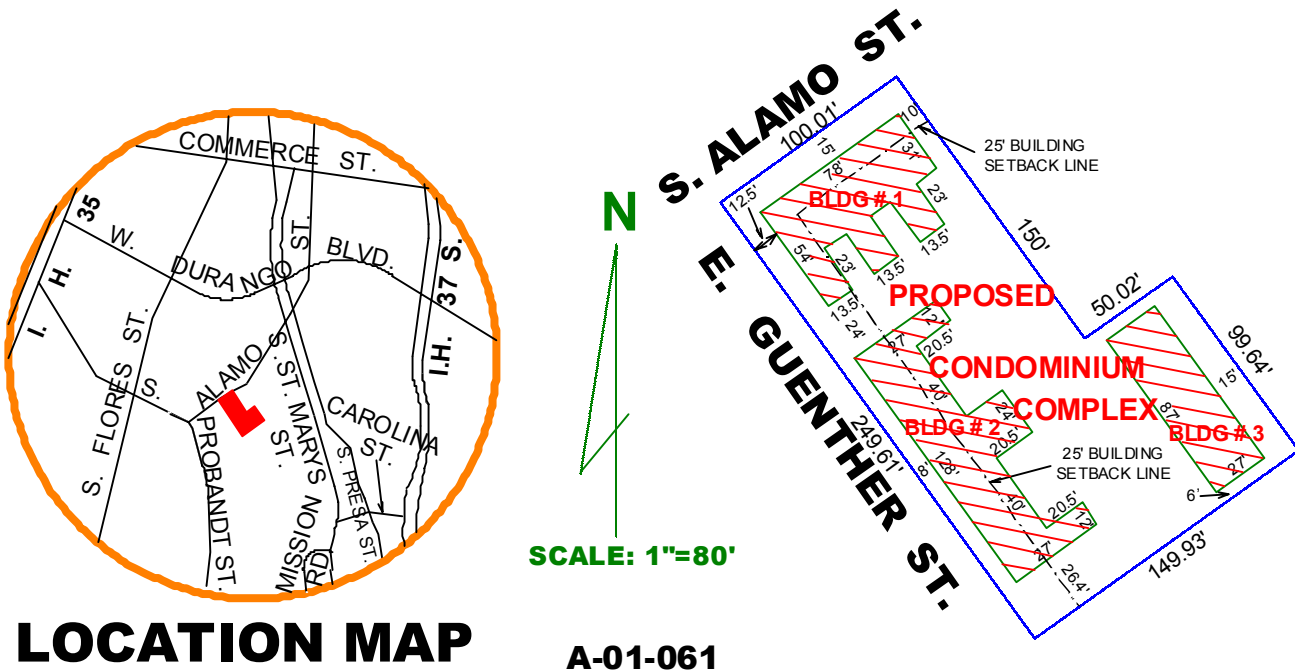
The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, November 20, 2000.

Gilberto Martinez
Lot 6, New City Block 2123
921 Rivas Street
Zoned: "C" Apartment District

The applicant requests a variance to keep a residential structure within the rear yard setback.

The Building Inspections Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan shows a 3' rear yard setback for the existing residential structure.



BOARD OF ADJUSTMENT

CASE NO. A-00-162

November 20, 2000

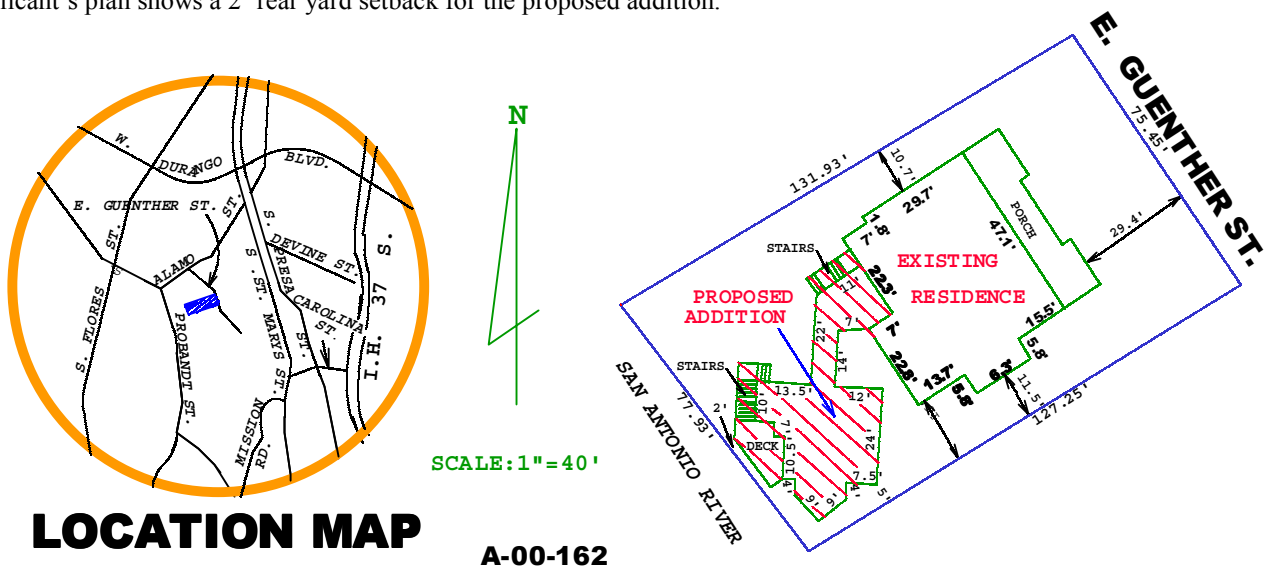
The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, November 20, 2000.

Susan K. Hughes
Lots 6, Block 6, New City Block 2917
825 E. Guenther Street
Zoned: "R-2" Two Family Residence District

The applicant requests a variance to add to an existing structure within the rear yard setback.

The Building Inspections Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 20' rear yard setback.

The applicant's plan shows a 2' rear yard setback for the proposed addition.



BOARD OF ADJUSTMENT

CASE NO. A-00-163

November 20, 2000

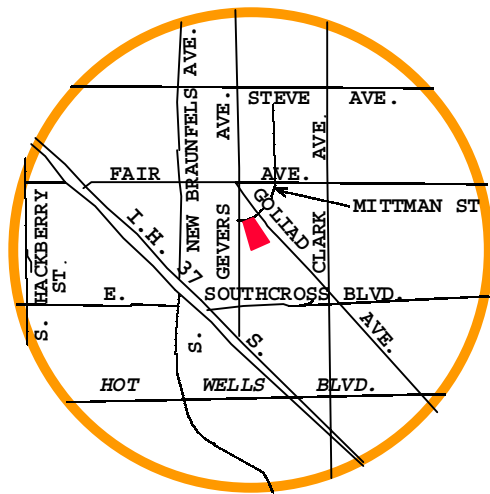
The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, November 20, 2000.

Louise Waddell
Lot 4, Block 8, New City Block 9573
3818 S. Mittman
Zoned: "B" Residence District

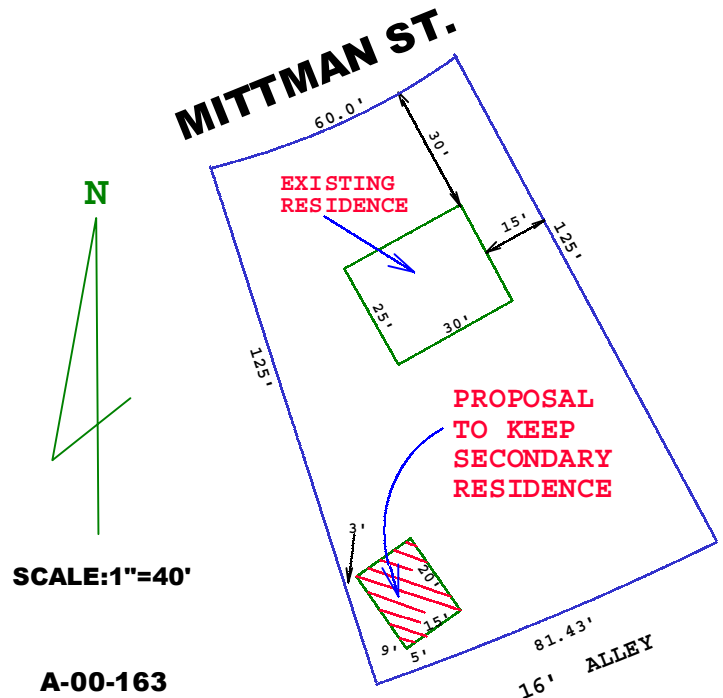
The applicant requests a variance to keep a secondary residential structure on a lot that does not meet minimum square foot requirements, and within the side and rear yard setbacks.

The Building Inspections Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code requires 10,000 square feet for a secondary residential structure, a 5' side yard setback, and a 25' rear yard setback.

The applicant's plan shows the two structures on an irregular lot with 9,077.16 square feet, a 3' side yard and a 5' rear yard setback.



LOCATION MAP



BOARD OF ADJUSTMENT

CASE NO. A-00-164

November 20, 2000

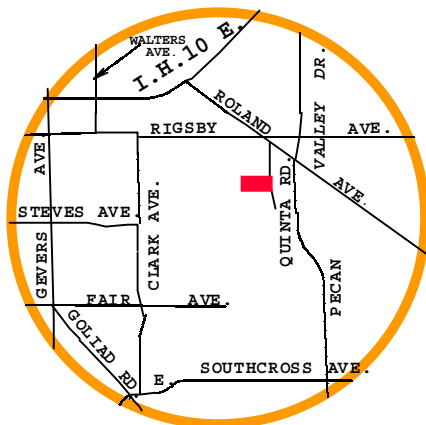
The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 1:00 P.M., and a Public Hearing at 1:30 P.M., Monday, November 20, 2000.

Edward F. Courtney
Lot 31, Block 8, NCB 10788
251 Quinta Rd.
Zoned: "B" Residence District

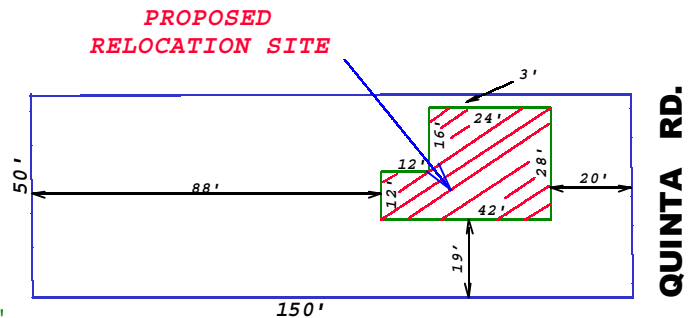
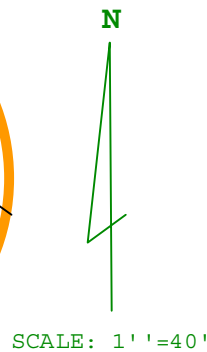
The applicant requests a Special Exception to relocate a structure from 2432 SW Loop 410 to 251 Quinta Road, and a variance to the side yard setback.

The Building Inspections Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exception to relocate structures within the city, and Section 35-3611 (a) of the Unified requires a 5' side yard setback.

The applicant's plan shows a 3' side yard setback.



LOCATION MAP



A-00-164

BOARD OF ADJUSTMENT

CASE NO. A-00-165PP

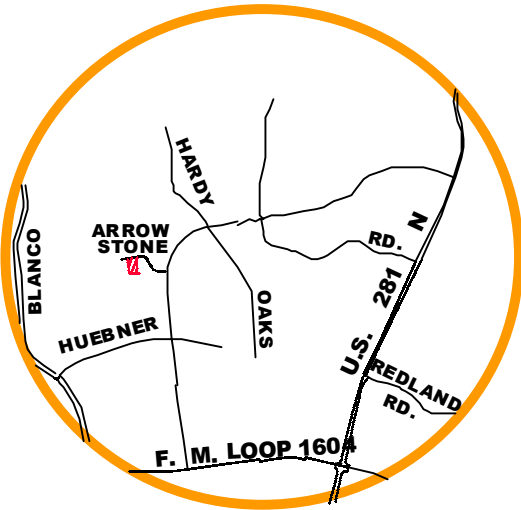
December 18, 2000

The Board of Adjustment will hold a public hearing in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application with a staff briefing at 2:00 P.M., and a Public Hearing at 2:30 P.M., Monday, December 18, 2000.

Gary Fossier
Lot 11, Block 2, New City Block 17610
1334 Arrow Stone
Zoned: "Temp R1" ERZD Temporary Single Family Residence District, Edwards Recharge Zone District

THIS CASE WAS PREVIOUSLY SCHEDULED FOR DECEMBER 4, 2000. IT'S NOW RESCHEDULED FOR HEARING ON DECEMBER 18, 2000.

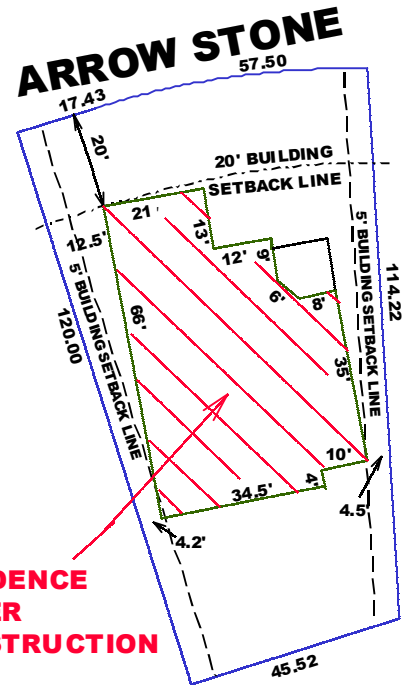
The applicant requests a variance to construct a single-family residence within the side yard setbacks.



LOCATION MAP



SCALE: 1"=40'



A-00-165 PP

BOARD OF ADJUSTMENT

October 15, 2001

CASE NO. A-01-167

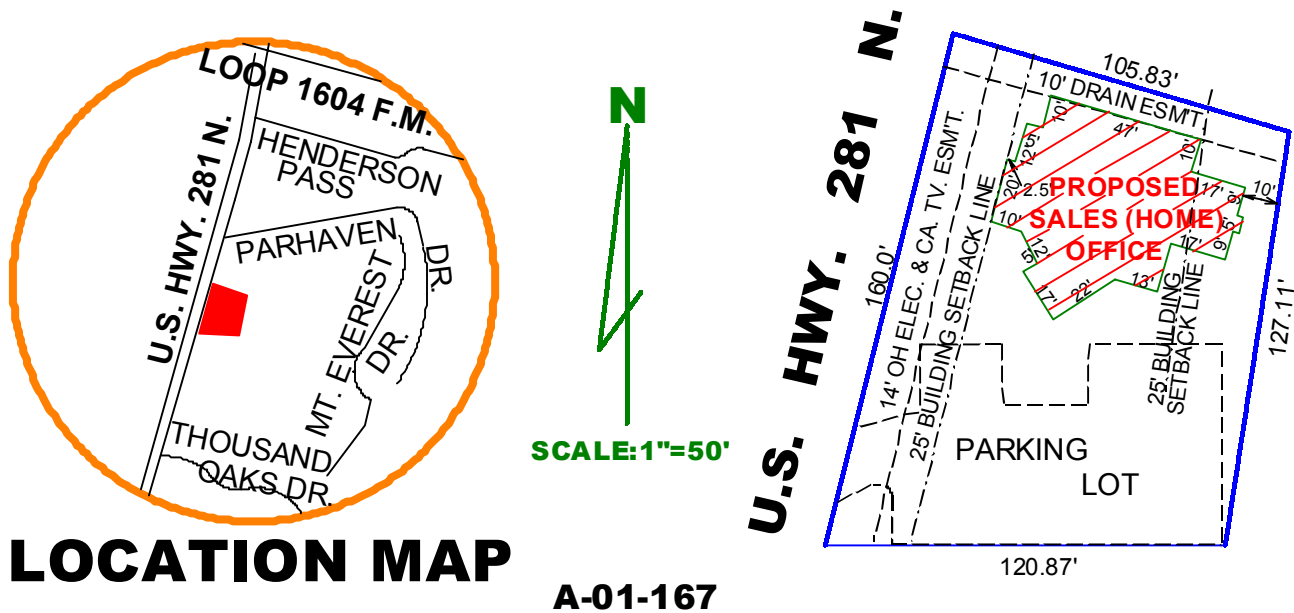
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, October 15, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Gordon V. Hartman
Lot 38, Block 11, New City Block 14815
16900 U.S. 281 N
Zoned: "B-2" Business District

The applicant requests a variance to construct a Sales (Home) Office within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan proposes construction of a Sales (Home) Office with a 10' rear yard setback.



This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.